



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Review schematic design for Aquatics Facility project and authorize proceeding with construction documents phase

**MEETING DATE:** November 20, 2002

**PREPARED BY:** Parks and Recreation Director

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**RECOMMENDED ACTION:** That the City Council review the schematic design for the Aquatics Facility project, review progress to date, and consider approval for the design work to proceed to construction documents preparation phase.

**BACKGROUND INFORMATION:** Based upon the conceptual plan approved by Council the schematic design phase for the Aquatics Facility project has now moved forward. The design incorporates a 50 meter pool and another 7,200 sq. ft. of instructional and recreation water plus support facilities (the site plan is attached for your review and information).

The project property site is anticipated to require just over four (4) acres. The site property acquisition is under negotiations. The project construction budget is just under \$6,000,000.

The project was presented to the Site Plan and Architectural Review Committee (SPARC) on September 9, 2002, (a copy of the backup informational memo prepared for that meeting is attached for your review).

The project was reviewed by the Parks and Recreation Commission at its meeting of September 3, 2002, and recommended to move forward (a copy of the minutes of this item are attached for your information).

Authorization to proceed into the construction document phase is needed at this time to continue with design of the project. Construction documents will be utilized to go to bid for actual construction of the project. The Council has already authorized \$305,510 for the construction documents phase of the design work to occur with our consulting firm of ELS.

*Roger Baltz*

Roger Baltz  
Parks and Recreation Director

RB:tl

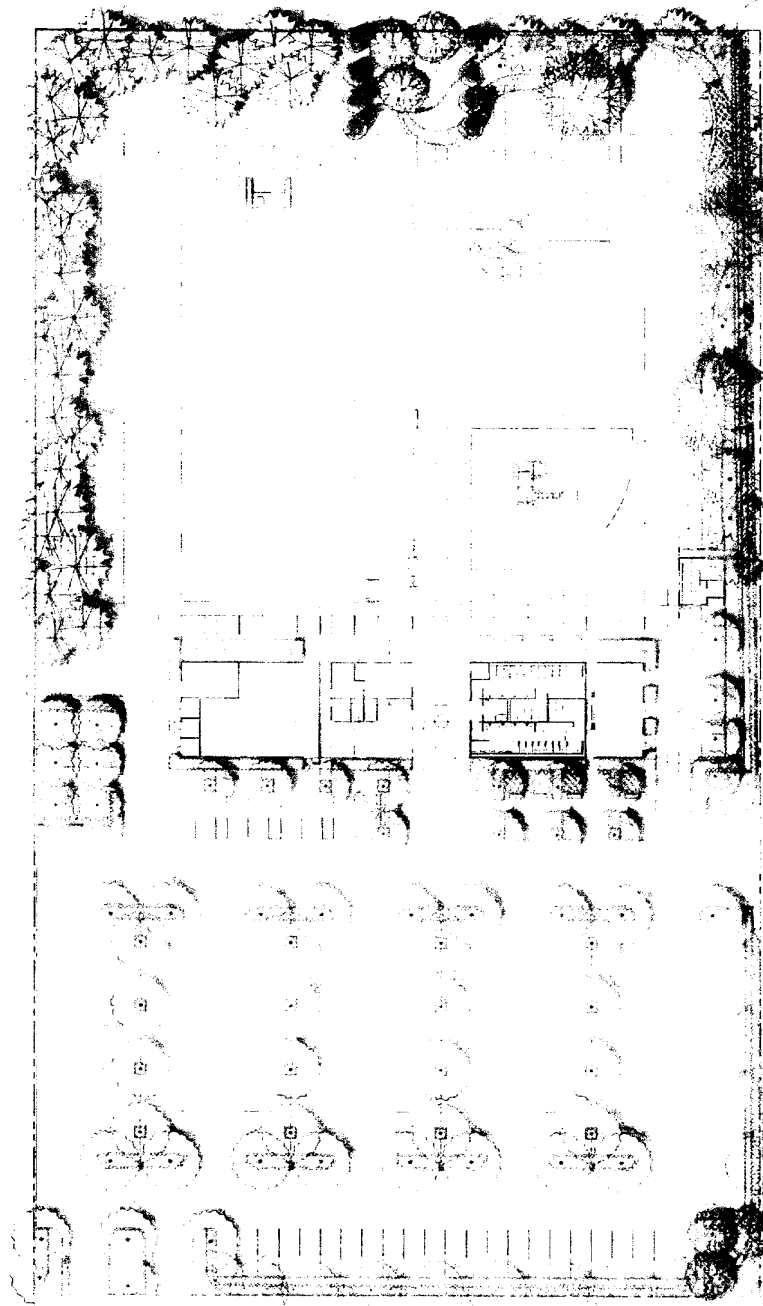
cc: City Attorney

APPROVED: \_\_\_\_\_

*H. Dixon Flynn*  
H. Dixon Flynn -- City Manager

11/14/02

# AQUATICS COMPLEX



## SITE PLAN

LODI AQUATICS FACILITY Lodi, California



ARCHITECTURE AND URBAN DESIGN  
3900 Adeline Street, Berkeley, CA 94704  
JUN 1992 11:00 AM 11:00 AM

0 25 50 100



NORTH

#### Aquatics Complex Design Presentation

Mr. Baltz introduced David Petta from ELS. Mr. Baltz thought it would be appropriate to give a status update of this project. Mr. Petta brought a rendered site plan. The status of the project is that on June 20<sup>th</sup> a schematic plan was submitted and about a week later a cost estimate was submitted for the package. Plans were circulated for comments. The drawings do not indicate the additional lanes in the pool. What has changed in the project is that the recreational pools were separated. Mr. Petta stated that City staff felt that they were able to better conduct trainings if the pools were split. When schematic designs were done in June the cost was nudging uncomfortably close to the budget of \$6 million. One of the strategy's to combat this is to design the party room and concessions as options or bid alternates. By designing the party room and concessions as options this would give about \$450,000 worth of flexibility. The parking lot and the expansion to the west have been coordinated with Community Development. The area of the site has been conformed to the size of the property that the City plans to purchase. Mr. Baltz stated that the City does not own the property as of yet and it will have to be annexed as well. The footprint of this project is a little over 4 acres. The location of this project is out at the end of Vine Street and for this project to move forward there are going to have to be some improvements which include utilities being extended to the site. A 6 ft. fence will be added around the perimeter of the project. This project will be going to SPARC within a few days. Commissioner Sasaki asked if the stadium seating ever went through. Mr. Petta stated that earlier on they showed shade structures and the bleachers along the 50m pool. Before this project was taken to Council on 4/3/02 these items were deferred for cost reasons. Mr. Petta stated the design allows for a place where bleachers could be placed in the future. Commissioner Sasaki asked if the \$450,000 saved by not including the party room and concession would allow for the bleachers. Mr. Petta stated the cost for stadium seating is about \$250,000. Commissioner Sasaki asked if Mr. Petta felt stadium seating was a necessity. Mr. Petta stated there are tiered berms so people can see over the top of each other. Mr. Petta feels stadium seating is something that can be phased in. Commissioner Schuh stated that Mr. Snider would still like to have the seating but due to costs it was taken out. Commissioner Sasaki asked about the concessions. Commissioner Schuh stated that if the opportunity came up to bring back one of the big items, members of the Swimming Pool Task Force and the Steering Committee would like to see the concession stand or the committee rooms brought in. Commissioner Schuh stated the shade structure has been addressed but it is not a big issue like the concession stand or committee room. Mr. Baltz stated that the most controversial item was how deep to make the shallow end of the 50m pool. Mr. Baltz stated they were trying to balance the desire of Parks and Recreation to have the pool as usable as possible for as many things as possible and the advocates for the competitive swimmers had concerns about the 4'5 depth. Commissioner Wall asked if the facility is lighted. Mr. Petta stated it is well lit. It includes 25 or 30 ft. poles around the pool and lower lights for landscape lighting. Commissioner Davis asked how significant was the cost increase when more lanes were added. Mr. Petta stated it was a few thousand dollars. Mr. Petta stated it's the cost of tile as opposed to cost of pool so the cost is minimal. Mr. Baltz stated that the construction budget is \$5.98 million dollars. Mr. Baltz stated the reason we hope a concession can be put in as soon as possible is that the concession stand is a wonderful way to bring revenue back to the facility. Commissioner Sasaki asked if Roseville and Folsom had stadium seating. Mr. Baltz stated that he thought they did. Commissioner Wall asked why SPARC looks at this project. Mr. Baltz stated that Mr. Bartlam feels that this is a project that SPARC would be very interested in looking at because of some of the building features. Commissioner Johnson asked Mr. Petta to describe the building on the left of the drawing. Mr. Petta stated that on the left is the administrative offices, lifeguard rooms, general administration/sales, staff restrooms, and first aid room. Further to the left is the pool room including chemicals. Commissioner Wall asked what the possibility is for having a large company sponsor the concession room (i.e. Pepsi). Mr. Petta stated that this is something that Parks and Recreation staff has a better idea of but other jurisdictions have gotten cola companies to donate large pieces of equipment like the coolers and freezers. Commissioner Johnson asked when this was going to SPARC. Mr. Baltz stated 9/9 and to the Council the second meeting of September or the first meeting of October.

John Johnson, 106 Orange Avenue – Mr. Johnson asked what the depth of the pools are and is there something going to be submerged into the 50m pool to accommodate lessons. Commissioner Schuh stated this was brought up by John Griffin and it was decided this was something that could be added later.

Motion by Commissioner Sasaki to move the item forward to SPARC and to the City Council as submitted by the consultant. Seconded by Commissioner Schuh.

Motion carried 5 - 0

#### **V. Regular Agenda – Discussion Items**

##### Presentation by Lodi Sports Foundation regarding Grape Bowl

Commissioner Johnson stated that at the previous meeting there was discussion about what the Commission wanted to do regarding trying to create community momentum to assist with the problems that exist at the Grape Bowl facility and at that time Commissioner Sasaki indicated he was meeting with John Johnson regarding this issue. Commissioner Sasaki stated that the concept that Mr. Johnson presented at their meeting was having the high schools

**MEMORANDUM, City of Lodi, Community Development Department**

**To:** Site Plan and Architectural Review Committee (SPARC)  
**From:** Community Development Department  
**Date:** September 9, 2002  
**Subject:** Review of the Aquatics Facility for the City of Lodi, located at 402 East Sargent Road.

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**SUMMARY**

The City of Lodi Parks and Recreation Department is proposing to construct an Aquatics Center on approximately 4-acres of land at the south end of 402 East Sargent Road, which is the property immediately west of the Raley's Shopping Center and Temple Baptist Church on Lower Sacramento Road. Although the project site has an East Sargent Road address, the south end of project site fronts on the western extension of Vine Street. The project entails the construction of an Aquatics Facility for the City of Lodi. Included on this 4-acre site are a 50-meter pool, recreation pool with lesson space, a 0-depth recreation pool, equipment building, offices, restrooms and parking.

The project is nearing the final stages of design and approval and is being presented to the SPARC to ensure that the committee has an opportunity to make comments on the project before moving into the final design stages.

**BACKGROUND**

In February of this year, the City Council authorized moving forward with the design of the Aquatics Center and awarded the contract for design work to ELS, Architectural Firm. ELS has since put together several meetings with City Staff, a Steering Committee & Task Force, as well as public meetings, and review by the Parks and Recreation Commission. Much discussion revolved around whether the Aquatics Facility would be for recreation or competition. The consensus was that the design was to accomplish both; which is why the design includes a 50-meter instead of a 25-meter pool.

The eastern boundary of the Aquatics Center will front on a future road, which is identified in the City's Westside Facility Plan as "Road B." Road B will split this site and the Temple Baptist Church property. The south end of the project site will front on the extension of West Vine Street, with a future Lodi Unified School Site adjacent to the north, future housing to the northwest, a future City Park to the west, and future housing across Vine Street to the south.

**SITE ANALYSIS**

Because the project is an Aquatics Center, the primary focus of the site is the location of the three separate pools. As stated earlier the Aquatics Center will serve two separate customer types, the first being recreational swimmers and the second being competitive. The recreational pools are grouped at the eastern half of the site near the picnic tables and the concession building, and closest to the restroom facilities. The 0-depth recreation pool

where small children will be most often is the closest to the restrooms and concession area. The 50-meter competition pool is separated from the recreational area by about 50-feet to the west, and is designed to be physically separated with a partition if necessary.

The pools are located on the north side of the building for two reasons. The first is that this location places the pools the farthest away from the future residences to the south across Vine Street. The second is that this location provides spectators with the friendliest orientation because they will be sitting in the shade of the building and the glare of the sun on the pool will be minimized.

While the building is the least important part of the project, it plays an integral role in the site design by physically and visually separating the parking area from the pool area. The building is essentially a long narrow shoebox shape spanning the width of the pool area.

The Parking lot location is at the south end of the site, because the location provides for the easiest access from Vine Street and "Road B," and more importantly will seamlessly connect with the parking lot of the future park site adjacent to the west. The 132 stall parking lot for the Aquatic Center and the future parking lot for the park will eventually become one.

The conceptual landscape plan emphasizes shade at the street frontages, within the parking lot, along the south elevation of the building, and over the picnic tables south of the concessions stand. In order to reduce the number of leaves getting into the pools, the landscaping around the pool areas consists primarily of evergreen trees, turf, colored concrete, and turf berms. The evergreen trees do not provide as much shade, but have the advantage of not having leaves. The berms are at the north and west boundaries of the competition pool in order to provide an elevated viewing area other than the bleachers on the northwest end of the building.

### **ARCHITECTURE**

The Aquatic Center building is designed to be a no-nonsense, economical, structure that separates the parking lot from the pool area. One of the most noticeable aspects of the architecture of the building is the shape of the roof. The roof shape is a good balance of form and function. The functional aspects of the raised edges of the roof are that they provide good drainage by creating a greater slope, by creating a depression in the center of the building that is deep enough to obscure roof mounted equipment, to catch the prevailing wind and bring it down to cool the area, and to provide natural lighting inside the locker and bath rooms, while maintaining enough of an overhang to create shade and shelter. As with any roof, providing a greater slope is also essential for roof material longevity.

The aesthetic aspects of the raised edges of the roof help to visually open up the building on its north and south elevations, making them more inviting especially in the area of the main entrance. The main entrance is simply a covered breezeway taking up about one-third of the central portion of the building between its east and west halves. An interesting visual aspect of the roof structure is that when viewed from the east or west elevations, the shape of the roof can be seen as a swimmer doing the butterfly stroke.

Materials for the building are listed in the table below. They consist primarily of wood in areas that will be occupied like the office, concession stand, and event room, and concrete block for areas where moisture is prevalent such as in the pool mechanical room and locker room.

The proposed materials of the project are as follows:

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**MATERIALS**

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Architectural Sheet Metal Roofing:

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Copper Rain Gutter, Eaves, collection box and leader.

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Split-Face Block (to door height around locker room and pool mechanical room)

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Vertical Cedar V-Joint Siding (above block at locker room and pool mechanical room in areas where there are no windows)

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Horizontal Cedar V-Joint Siding (from the ground to the windows at the event room and around the entire office area and concession stand)

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Cedar Channel Rustic Siding (under the eaves)

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Cedar Slats (creates louvered windows at pool mechanical room)

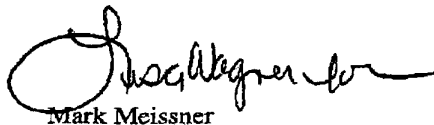
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Overall, staff is quite pleased with the resulting design and choice of materials. We also find that the site is laid out in an efficient and intelligently designed manner. The building connotes a high quality design that the citizens of Lodi can be proud of. As this is a City building, we will, of course, make sure that our standard comments are met. No further conditions are recommended.

**RECOMMENDATION**

Staff recommends approval of the City of Lodi Aquatic Center located at 420 East Sargent Road, subject to the standard checklist attached.

Respectfully Submitted,



Mark Meissner  
Associate Planner

Review and Concur,



JD Hightower  
City Planner

Attachments



Site Plan and Architectural  
Review Committee

Common Design Requirements

**File No.:** SP-02-13

**Description of Project:** Review of the Aquatics Facility for the City of Lodi, located at 402 East Sargent Road.

1. ☒ Submit landscape and automated sprinkler system plans to the City for its approval (in accordance with the adopted Landscaping-Sprinkler System Guidelines).
2. ☒ That all exterior lighting be shielded or low-level lighting to avoid glare on adjacent properties.
3. ☐ The construction of a solid view-obscuring decorative masonry fence at property line/s (in accordance with Zoning Ordinance). Details to be shown on working drawings.
4. ☒ That construction of a refuse enclosure conform to the City of Lodi standard for garbage enclosures.
5. ☒ That the parking and driveway design conform to City of Lodi parking lot design standards.
6. ☐ An address directory at each entrance to the project (residential projects).
7. ☒ Landscaping/berming to screen parking areas from adjacent streets.
8. ☒ The use of six-inch raised concrete curbing around all parking and drive areas.
9. ☒ Ramped walks and parking stalls with signing for handicapped persons in accordance with State of California Handicapped Regulations.
10. ☒ Bicycle parking racks.
11. ☒ Directional signs or arrows where necessary.
12. ☒ Screening of exterior mechanical equipment including roof-mounted air conditioners.
13. ☐ Berms, masonry walls or redesign of the building to reduce interior noise levels in dwelling units (as required by State Housing Code).
14. ☒ Special treatment of hard surfacing materials for walks, curbs, drives, and treewells.
15. ☐ Design project to protect and preserve existing on-site trees, especially oaks.
16. ☒ Completed project must conform to site plan and building elevations approved by SPARC, including colors and building materials.
17. ☒ All on and off-site improvements shall be installed as per Public Works, Utility, and Fire Department requirements.

The above requirements constitute a list of conditions most often required by the Site Plan and Architectural Review Committee (SPARC) in its review of plans. Applicants are encouraged to incorporate applicable requirements in preliminary plans prior to SPARC review. Questions regarding any of the above conditions should be directed to the Community Development Department.